

SECTION 1. Section 12.08.570 is hereby amended to read as follows:

...

~~M. Operation of Oil and Gas Wells.~~

~~1. Normal well servicing, remedial or maintenance work performed within an existing well which does not involve drilling or redrilling and which is restricted to the hours between 7:00 a.m. and 10:00 p.m., and~~

~~2. Drilling or redrilling work which is done in full compliance with the conditions of permits issued under Chapter 5, Article 1, of the County Zoning Ordinance, as amended, as set out in Title 22 of this code.~~

SECTION 2. Section 22.14.150 in Division 2 is hereby amended to read as follows:

...

Oil Wells and Accessory Production Facilities. The following terms are defined solely for Section 22.140.400 (Oil Wells and Accessory Production Facilities) and Section 22.140.402 (Continued Operation of Existing Oil Wells and Accessory Production Facilities):

API. The American Petroleum Institute.

CalGEM. The California Department of Conservation Geologic Energy Management Division.

Drilling. Any boring into the earth for petroleum operations, excluding any well drilled solely for the production of fresh water.

Gas. Any natural hydrocarbon gas coming from the earth.

Idle well. As defined in Section 3008(d) of the California Public Resources Code and as determined by CalGEM, any well that for a period of 24 consecutive months has not either produced oil or natural gas, produced water to be used in production stimulation, or been used for enhanced oil recovery, reservoir pressure management, or injection. For the purpose of determining whether a well is an idle well, production or injection is subject to verification by CalGEM. An idle well continues to be an idle well until it has been properly abandoned in accordance with Section 3208 or it has been shown to CalGEM's satisfaction that, since the well became an idle well, the well has for a continuous six-month period either maintained production of oil or natural gas, maintained production of water used in production stimulation, or been used for enhanced oil recovery, reservoir pressure management, or injection. An idle well does not include an active observation well, as defined in Section 3008(c) of the California Public Resources Code and as determined by CalGEM.

36 Observation Well. A well used to monitor the operational integrity and conditions
37 in a gas storage reservoir, the reservoir protective area or strata above or below the gas
38 storage horizon.

39 Oil. The term “oil” includes petroleum and “petroleum” includes oil.

40 Operator. The person, whether proprietor, lessee or individual contractor, who is
41 in charge and in control of the drilling, maintenance, operation or producing of
42 petroleum from a well or wells.

43 Petroleum. Any and all hydrocarbon substances including but not limited to
44 crude oil, natural gas, natural gasoline, and other related substances.

45 Petroleum operations. Any activities in connection with the exploration, drilling
46 for and the production of petroleum, gas and other hydrocarbons, together with all
47 incidental equipment and appurtenances thereto.

48 Pipelines. Any flow lines for the transportation of hydrocarbons or their by-
49 products or of materials used in the production of unrefined hydrocarbons.

50 Plugging and abandonment. The permanent plugging of a well in accordance
51 with the requirements of CalGEM, the removal of all equipment related to the well and
52 related facility, and the restoration of the well site.

53 Produced water. Water produced with oil and gas.

54 Production facility. As defined in Section 3008(b) of the California Public
55 Resources Code, any equipment attendant to oil and gas production or injection
56 operations including, but not limited to, tanks, flowlines, headers, gathering lines,
57 wellheads, heater treaters, pumps, valves, compressors, injection equipment, and
58 pipelines that are not under the jurisdiction of the State Fire Marshal pursuant to Section
59 51010 of the California Government Code.

60 Redrilling. The deepening of an existing well or the creation of a partial new well
61 bore some distance below the surface of the earth. Typically, that portion of the well
62 bore below the kickoff point for the re-drill has been plugged and abandoned to CalGEM
63 standards.

64 Rework. As defined in Section 1720(b) of the California Public Resources Code,
65 any operation subsequent to drilling that involves deepening, redrilling, plugging, or
66 permanently altering in any manner the casing of a well or its function. Rework does
67 not include well maintenance.

68 SCAQMD. The South Coast Air Quality Management District.

69 Secondary containment. Containment which is external to and separate from the
70 primary containment and typically walls constructed of non-permeable materials such as
71 concrete, brick, or earth.

72 Secondary or enhanced recovery operations. Any such operation where the flow
73 of hydrocarbons into a well are aided or induced with the use of injected substances
74 including but are not limited to the introduction of or subsurface injection of water and
75 natural gas, steam, air, CO₂, nitrogen, acid, chemical substances, and any other
76 substance or combination thereof. Secondary or enhanced recovery operations include
77 underground injection project, as defined in Section 1720.1(p) of Title 14 of the
78 California Code of Regulations, and well stimulation treatment, as defined in Section
79 3157 of the California Public Resources Code.

80 Well maintenance. The routine maintenance and servicing of the underground
81 portion of an oil well. Well maintenance does not include drilling, reworking, or redrilling
82 of an oil well.

83 Well site. The premises used during the maintaining, operating and producing of
84 a well or wells located thereon. Where the oil well and accessory facility is not the sole
85 occupant of a property, the well site shall be determined by the Director.

86 Well. As defined in Section 3008(a) of the California Public Resources Code,
87 any oil or gas well or well for the discovery of oil or gas; any well on lands producing or
88 reasonably presumed to contain oil or gas; any well drilled for the purpose of injecting
89 fluids or gas for stimulating oil or gas recovery, repressuring or pressure maintenance of
90 oil or gas reservoirs, or disposing of waste fluids from an oil or gas field; any well used
91 to inject or withdraw gas from an underground storage facility; or any well drilled within
92 or adjacent to an oil or gas pool for the purpose of obtaining water to be used in
93 production stimulation or repressuring operations.

94 ...

SECTION 3. Section 22.16.030.C.1 in Division 3 is hereby amended to read as follows:

C. Use Regulations.

1. Principal Uses. Table 22.16.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
Agricultural and Resource-Based Uses						
...
Oil wells						
<i>In compliance with Section 22.140.400.C.1.a</i>	CUP	SPR	-	CUP	CUP	Section 22.140.400
<i>In compliance with Section 22.140.400.C.1.b</i>	CUP	SPR	-	CUP	CUP	Section 22.140.400
<i>In compliance with Section 22.140.400.D</i>	-	-	CUP	-	-	Section 22.140.400
<i>Continued operation of existing oil wells and accessory production facilities</i>	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	Section 22.140.402
<i>Oil wells and accessory production facilities</i>	CUP	CUP	CUP	CUP	-	Section 22.140.400
...

SECTION 4. Section 22.18.030.C.1 in Division 3 is hereby amended to read as follows:

C. Use Regulations.

1. Principal Uses. Table 22.18.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.18.030-B: PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
Agricultural and Resource-Based Uses							
...
Oil wells	CUP	CUP	CUP	CUP	CUP	-	Section 22.140.400
Oil wells							
<i>Continued operation of existing oil wells and accessory production facilities</i>	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	Section 22.140.402

TABLE 22.18.030-B: PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
Agricultural and Resource-Based Uses							
<u>Oil wells and accessory production facilities</u>	=	=	=	=	=	=	Section 22.140.400
...

SECTION 5. Section 22.20.030.C.1 in Division 3 is hereby amended to read as follows:

C. Use Regulations.

1. Principal Uses. Table 22.20.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
Agricultural and Resource-Based Uses								
...
Oil wells	CUP	CUP	CUP	CUP	CUP	-	CUP	Section 22.140.400
<u>Oil wells</u>								
<u>Continued operation of existing oil wells and accessory production facilities</u>	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	Section 22.140.402
<u>Oil wells and accessory production facilities</u>	=	=	=	=	=	=	=	Section 22.140.400
...

SECTION 6. Section 22.22.030.C.1 in Division 3 is hereby amended to read as follows:

C. Use Regulations.

1. Principal Uses. Table 22.22.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Agricultural and Resource-Based Uses					
...
Oil wells					-
<u>In compliance with Section 22.140.400.C.1.a</u>	SPR	SPR	SPR	CUP	Section 22.140.400

In compliance with Section 22.140.400.C.1.b	CUP	CUP	CUP	CUP	Section 22.140.400
<u>Continued operation of existing oil wells and accessory production facilities</u>	<u>P/CUP</u>	<u>P/CUP</u>	<u>P/CUP</u>	<u>P/CUP</u>	<u>Section 22.140.402</u>
<u>Oil wells and accessory production facilities</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.400</u>
...
Industrial Uses					
...
Storage					
...					
Oil, gasoline, or petroleum products storage					
Any quantity exceeding 2,500 barrels on any one lot	-	-	CUP	CUP	-
In conjunction with an oil well being drilled or in production not exceeding <u>any quantity exceeding</u> 6,000 barrels per each such well on the same lot upon such well is located	-	-	CUP	CUP	Also see "Oil wells"
...

SECTION 7. Section 22.22.050 in Division 3 is hereby amended to read as follows:

Table 22.22.050-A, below, identifies the permit or review required to establish each use.

TABLE 22.22.050-A: LAND USE REGULATIONS FOR ZONES B-1 AND B-2			
	B-1	B-2	Additional Regulations
Agricultural and Resource-Based Uses			
...
<u>Oil wells</u>			
<u>Continued operation of existing oil wells and accessory production facilities</u>	<u>P/CUP</u>	<u>P/CUP</u>	<u>Section 22.140.402</u>
<u>Oil wells and accessory production facilities</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.400</u>
...

SECTION 8. Section 22.24.030.C.1 in Division 3 is hereby amended to read as follows:

C. Use Regulations.

1. Principal Uses. Table 22.24.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.24.030-B:PRINCIPAL USE REGULATIONS FOR RURAL ZONES			
	C-RU	MXD-RU	Additional Regulations
Agricultural and Resource-Based Uses			
...
Oil wells	CUP	-	Section 22.140.400
...

SECTION 9. Section 22.140.400 is hereby repealed and replaced to read as follows:

Section 22.140.400 Oil Wells and Accessory Production Facilities

- A. Purpose. This Section establishes regulations for the establishment, operation, maintenance, plugging and abandonment, and site restoration of oil wells and accessory production facilities. These regulations establish the time, place, and manner and mitigate the impacts of the drilling and operation of those production facilities on adjacent land uses to protect the health, safety, public welfare and environmental resources of the County. These regulations are in addition to any other applicable federal, State, and local regulations.
- B. Definitions. Specific terms used in this Section are defined in Section 22.14.150 of Division 2 (Definitions), under "Oil Wells and Accessory Production Facilities."
- C. Applicability. This Section applies to oil wells and accessory production facilities in all zones where permitted.
- D. Additional Application and Review Procedures.
1. Application Materials. In addition to the application materials required for a Conditional Use Permit (Chapter 22.158), the application shall contain the following information:
 - a. The application shall contain all materials required by the Oil Wells and Accessory Production Facilities Application Checklist, including:
 - i. A site plan showing the subject property and the location of active, idle, and plugged and abandoned wells; production facilities; tanks; secondary containment features; above and below ground pipelines; structures; roads; access points; walls; fencing; signs; and structures within 500 feet from the property line;
 - ii. As specified by Section 3206 of the California Public Resources Code, a copy of the Idle Well Management Plan, Elimination Schedule, Annual Review, and Elimination Bank approved by CalGEM or proof of payment of idle well fees; and
 - iii. A narrative description of the use or facility including an explanation of how the operation will satisfy the applicable requirements of this Section.
 - b. A phasing plan, if applicable, for the staging of operations or development, including the timetable for drilling and completion of wells, construction of production facilities, and operations.
 - c. A description of measures to be used to prevent or reduce environmental impacts (e.g., dust, fumes, glare, noise, odor, smoke, vibration, water

quality, etc.) on neighboring properties and to prevent danger to life and property.

2. Consultation with Regulatory Agencies. In evaluating each application, the Director may consult with the following agencies:

- a. County agencies, including: Department of Public Health; Department of Public Works; Fire Department, and Office of Oil and Gas.
- b. State and Regional Agencies, including: CalGEM, SCAQMD; and Los Angeles Regional Water Quality Control Board.
- c. Any other federal, State, or local agencies responsible for overseeing oil wells and accessory production facilities.

E. Development Standards.

1. Setback Requirements.

- a. An oil well or accessory production facility shall be located not less than 500 feet from:
 - i. Any lot in Zones R-1, R-2, R-3, R-4, or R-5;
 - ii. Any lot in a Residential Zone of an incorporated city; or
 - iii. Any lot upon which there is located one or more residences, except for a residence on the same lot that is owned or leased by the person drilling the oil well.
- b. An oil well or accessory production facility shall not be located within 75 feet of any street or highway frontage. The Commission or the Hearing Officer, after consultation with the Fire Department, may allow an oil well or accessory processing facility closer than 75 feet to any street or highway frontage, where the Fire Department has determined that all Fire Code regulations have been met.
- c. The distances specified in Subsection E.1.a and E.1.b, above, shall be measured in a straight line, without regard to intervening structures, from the nearest point of the proposed oil well or accessory production facility to the nearest property line of a use or zoning classification listed above or to the nearest public street, highway, or parkway.

2. Signs. Notwithstanding Chapter 22.114 (Signs), the following signs shall be provided:

- a. Site Identification Signs.
 - i. Where oil wells and accessory production facilities are the sole use on a lot, signs shall be provided in compliance with Subsection E.2.a.iii,

below, at each entrance to the lot. Each sign shall provide the required information in lettering not less than two inches in height.

ii. Where oil wells and accessory production facilities are on a lot with another primary use and such oil wells and accessory production facilities have individual perimeter fencing, an identification sign shall be posted on each fenced area in a place clearly visible to a person passing by and shall provide the information required by Subsection E.2.a.iii, below.

iii. Each site identification sign shall provide the name of the operator, the name of the lease, the telephone number of the operator, the telephone number of the Department of Regional Planning Zoning Enforcement Section, and the telephone number of SCAQMD for odor complaints. The telephone number of the operator shall enable a person to promptly reach, 24 hours a day, 7 days a week, a representative of the operator who will have the expertise to assess any potential problem and recommend a corrective course of action.

b. Well Identification Signs. Each well shall have an identification sign that provides the name of the operator, name of the lease, the lease number of the well, and the API number of the well. The Director may approve existing identification methods if they substantially comply with the intent of this Subsection E.2.

c. Other Required Signs. All identification signs, warning signs, no trespassing signs, and any other signs required by federal, State, or local regulations shall be properly posted and maintained in good condition as to be clearly visible and shall not be obstructed from view.

3. Paint.

a. All oil well equipment and production facilities shall be painted and be maintained reasonably free of rust, oil, and stains.

b. Paint shall be of a neutral color and compatible with surrounding uses or environment. Neutral colors shall include sand, grey, beige, and unobtrusive shades of green, blue, and brown, or other colors approved by the Director. Use of black paint is expressly prohibited. This Subsection E.3.b shall not apply where equipment is required to be painted a specific color by federal, State, or local regulations.

c. Oil well equipment and production facilities shall be painted at least every five years with a top coat and a rust preventative base coat, unless the Director determines that painting should occur more frequently. In making such determination the Director shall consider the quality and material of which such equipment or facility is constructed, the level of deterioration,

the degree of rust, and its appearance. The operator shall repaint within 30 days written notice from the Director.

4. Perimeter Enclosure and Landscaping.

a. In Zones M-1, M-1.5, M-2, and M-2.5, where oil wells and accessory production facilities are the sole use on a property, the following perimeter enclosure and landscaping shall be provided:

i. Perimeter Enclosure.

(1) Solid walls shall be provided along any street or highway frontage and any lot line adjoining a Residential or Commercial Zone. Such solid wall shall be:

(a) Not less than six feet in height and not more than eight feet in height, exclusive of any barbed wire required by CalGEM;

(b) A minimum width of six inches;

(c) Neutral in color; and

(d) Constructed in workmanlike manner of masonry, concrete block, or comparable materials.

(2) Fencing is prohibited, except that metal gates may be permitted for the purpose of vehicular access. If metal gates are provided, such gates shall be view obscuring, including slats or solid panels. Chain link gates shall be prohibited.

ii. Landscaping. Any required solid wall along a street or highway frontage shall be set back a minimum of five feet in depth and landscaped as described below:

(1) Such area shall be planted with shrubs, bushes, groundcover, or similar, and excluding turf grass.

(2) One 15-gallon tree shall be planted for every 50 square feet of landscaped area. Such trees shall be equally spaced in the landscaped area.

(3) Plantings shall consist of a mix of locally indigenous, drought-tolerant plant species and non-invasive, drought-tolerant ornamental plants and gardens with associated irrigation.

(4) Plants listed on the Invasive Species list maintained by the Department shall be prohibited in all landscaped areas.

(5) Plantings shall be maintained with appropriate watering, pruning, weeding, and litter removal. Plantings shall be replaced when necessary.

(6) Trees shall be planted in locations that maintain the required lines of sight for safe pedestrian and vehicular movement and will not cause root damage to the sidewalk or other public infrastructure, to the satisfaction of Public Works.

(7) All vegetative species utilized in landscaping shall be consistent with Fire Department requirements, and all efforts shall be made to conserve water.

(8) The landscape plan shall be subject to review and approval by the Director.

(9) The Director may approve alternative methods of providing landscaping where the criteria established above would cause unnecessary hardship or constitute an unreasonable requirement and an alternative plan will, in his opinion, provide as well or better for landscaping within the intent of this Subsection E.4.a.ii.

5. Fencing.

a. Fences required by Section 1778 (Enclosure Specifications) of Title 14 of the California Code of Regulations shall be maintained in good condition to the satisfaction of the Director. Fences up to six feet in height may be provided in any setback area. The height of such fence shall exclude barbed wire as required by such Section 1778.

b. All fencing, slats, or other comparable materials shall be maintained in a neat, orderly, and secure condition. Any colors used shall be neutral and compatible with surrounding uses. At the request of the Director, repairs, repainting, or replacement shall be made in order to maintain a neat, orderly, and secure condition.

6. Secondary Containment.

a. All wells shall have a well cellar.

b. All above ground piping on the site that contains or could contain oil shall be protected by secondary containment measures such as basins, berms, or walls.

c. A berm shall be provided around the well cellar and pump jack area to provide fluid containment in addition to the secondary containment provided by the well cellar itself. Such berm shall be composed of compacted earth or other non-permeable materials.

F. Performance Standards.

1. Air Quality.

- a. The operation of oil wells, accessory production facilities, and site activities shall be conducted as to prevent the unauthorized release, escape, or emission of dangerous, hazardous, harmful and/or noxious gases, vapors, odors, or substances. All activities shall be conducted in a manner such that dust, smoke, or dirt do not exceed levels compatible with uses of adjacent lands.
- b. Where required by the SCAQMD, the operator shall install air quality monitors to the satisfaction of the SCAQMD.
- c. Emissions Compliance Plan.
 - i. If the SCAQMD, Department of Public Health, or Fire Department issues a notice of violation for emissions or air quality violations for two or more separate incidents during any 12-month period for any lease area, within 30 days after receiving the second notice, the operator shall submit an emissions compliance plan to the Director and the Director of Public Health.
 - ii. The emissions compliance plan shall be conducted to the satisfaction of the Director of Public Health and shall include:
 - (1) A description of the activities and equipment the operator will immediately employ to ensure that the lease area complies with applicable emissions limits and all applicable laws related to emissions;
 - (2) The use of 24-hour air quality monitoring techniques to demonstrate that the lease area complies with applicable emissions limits and all applicable laws relating to emissions. Such monitoring shall be collected and analyzed by a qualified third party SCAQMD-approved laboratory using SCAQMD sampling and laboratory protocol. The minimum monitoring results shall include benzene, toluene, ethylbenzene, xylenes, ozone, hydrocarbons (e.g. methanes, ethanes, propanes), nitrogen oxides, volatile organic compounds, sulfur dioxides, naphthalenes, acroleins, and formaldehyde; and
 - (3) The operator shall provide monthly reports documenting the results of air quality monitoring to the Director and the Director of Public Health for a period of 12-months.
- d. Meteorological Station. The operator shall install and maintain a meteorological station at the site in compliance with all applicable

Environmental Protection Agency ("EPA") and SCAQMD rules, regulations, and guidelines, and to the satisfaction of the Director. The operator shall conduct an audit of the meteorological station on an annual basis and submit the results of the audit to the SCAQMD and the Director. The operator shall maintain the data files for the meteorological station for a period of not less than 10 years. All such data shall be available upon request to the SCAQMD and the Director. Such meteorological station shall be maintained in good operating condition at all times.

2. Well Maintenance Standards.

- a. Well maintenance and related truck deliveries shall be prohibited between the hours of 7 p.m. to 7 a.m. on Monday through Saturday and on all day Sunday, except in case of an emergency.
- b. Truck Routing Plan. At least 14 days prior to planned well maintenance, the operator shall submit a truck routing plan to the Director for review and approval. Such plan shall include a delivery and removal plan with route maps and information to demonstrate that routes to and from the facility avoid residential and other sensitive uses to the maximum extent feasible.
- c. Well maintenance equipment shall be removed from the site within seven days after completion of a well maintenance operation.
- d. Motors.
 - i. Electric motors shall be required for use in well servicing operations. Internal combustion engines shall be prohibited for use in servicing operations unless electrical motors do not provide sufficient power for such servicing operations or unless, for geographic reasons, electric power is not readily available.
 - ii. The Director, after consultation with the Department of Public Health, may approve a request for the use of internal combustion engines for use in well servicing if mufflers or other sound attenuation devices are installed. The operator shall make such a request in writing and include a description of the sound attenuation devices proposed for use.

3. Lighting.

- a. Lighting shall be directed or fully-shielded so as to direct light on to the drill or operations site only.
- b. Lighting shall not cause light trespass above 0.5 foot-candle or greater when the light trespass falls onto an adjoining public right-of-way or an adjoining residentially-zoned lot, open space-zoned lot, or agriculturally-zoned lot, and 1.0 foot-candle or greater when the light trespass falls onto

an adjoining lot with any other zoning classification. For the purposes of this Subsection, the measurement of light trespass shall be determined by a photometer, taken at ground level from the subject property line.

- c. Colored, flashing, fluttering, or blinking lights shall not be used, with the exception of height warning lights as may be required by the Federal Aviation Administration.

4. Noise and Vibration.

a. Noise.

- i. Notwithstanding Section 12.08.570.M (Operation of Oil and Gas Wells) of Title 12 of the County Code, operations shall comply with Part 3 (Community Noise Criteria) and Part 4 (Specific Noise Restrictions) of Chapter 12.08 (Noise Control) of Title 12 of the County Code unless impacts from drilling, reworking, other well work, or well servicing, remedial or maintenance were analyzed by the Conditional Use Permit and specific conditions were required as part of the approved Conditional Use Permit in order ensure that noise and vibration impacts do not exceed an acceptable level.
- ii. All noise producing equipment shall be regularly maintained and repaired to minimize increases in pure tones and other noise output over time. The operator shall maintain an equipment maintenance log for all noise-producing equipment.

- b. Vibration. Notwithstanding Section 12.08.570.M (Operation of Oil and Gas Wells) of Title 12 of the County Code, operations shall comply with Section 12.08.560 (Vibration) of Title 12 of the County Code unless impacts from drilling, reworking, other well work, or well servicing, remedial or maintenance were analyzed by the Conditional Use Permit and specific conditions are required as part of the approved Conditional Use Permit in order to ensure that noise and vibration impacts do not exceed an acceptable level.

5. Site Maintenance.

- a. All structures, fences, walls, and landscaping shall be maintained in a neat and orderly fashion where visible from the public right-of-way.
- b. All structures, fences, and walls that are visible from the public right-of-way line shall remain free of graffiti. If graffiti occurs, the operator shall remove such graffiti within 24 hours, weather permitting. Paint utilized in covering such graffiti shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

- 424 c. The site shall be kept free of debris, trash, and pools of oil, water, or other
425 liquids. The area within 25 feet of any oil well shall be kept free of dry
426 weeds, brush, trash, or other combustible material at all times.
- 427 d. Any equipment that is not essential to the daily operation of the oil well
428 located on the site shall not be stored on the site.
- 429 G. Reporting Requirements. The operator shall provide the Director with copies of
430 the following permits, documents, or reports and in the time frame specified by
431 this Subsection G. The Director may accept electronic copies of any such permit
432 or report.
- 433 1. Change of Operator. The operator shall submit to the Director within 14 days
434 of filing with CalGEM, a copy of any Notification of Well and/or Facility
435 Disposition (CalGEM Form OG30A Notification of Well and/or Facility
436 Disposition).
- 437 2. Notification to Department.
- 438 a. The operator shall submit to the Director within 14 days of filing with
439 CalGEM, a copy of any Notice of Intention (CalGEM Form OG 106 Notice
440 of Intention).
- 441 b. The operator shall submit copies of the following to the Director, a
442 minimum of seven days prior to commencement of each operation:
- 443 i. Any CalGEM permit to deepen, sidetrack, rework, abandon, or re-
444 abandon a well;
- 445 ii. Any CalGEM permit for a change in well type (oil production, water
446 disposal injector, water flood injector, water source injector, dry gas
447 production, gas storage injector/producer, etc.); and
- 448 iii. Notification that the operator intends to install, remove, re-start or
449 replace permanent production facilities (piping, vessels, tanks and
450 equipment).
- 451 c. The operator shall submit to the Director notification of the following
452 activities a minimum of seven days after the conclusion of each operation:
- 453 i. Change in well status (new, active, idle, plugged and abandoned, etc.);
- 454 ii. CalGEM final summary of operations and history report on new well
455 completion; and
- 456 iii. CalGEM report of well abandonment and history report on
457 abandonment operations.
- 458 3. Reports required by CalGEM.

- 459 a. As specified by Title 14 of the California Code of Regulations:
- 460 i. Annually, a copy of the preventative maintenance plan and
- 461 maintenance log as required by Section 1777 (Maintenance and
- 462 Monitoring of Production Facilities, Safety Systems, and Equipment).
- 463 Such preventative maintenance plan and maintenance log shall
- 464 include, but not limited to, tanks, flowlines, headers, gathering lines,
- 465 wellheads, heater treaters, pumps, valves, compressors, injection
- 466 equipment, production safety systems, separators, manifolds, and
- 467 pipelines that are not under the jurisdiction of the State Fire Marshal
- 468 pursuant to Section 51010 of the Government Code, excluding fire
- 469 suppression equipment.
- 470 ii. Annually, a copy of the well maintenance and cleanout history
- 471 aggregation plan as required by Section 1777.4. (Well Maintenance
- 472 and Cleanout History). Where the operator does not prepare an
- 473 aggregation plan as specified in Section 1777.4(d), the operator shall
- 474 submit a copy of the report specified in Section 1777.4(a) within 60
- 475 days of completing an operation on a well that involves emplacing fluid
- 476 containing acid in the well.
- 477 iii. Annually, the Idle Well Testing Compliance Work Plan as required by
- 478 Section 1772.1.4.
- 479 iv. Annually, a summary of idle well test results, as required by Section
- 480 1772.1.
- 481 b. Annually, a copy of the Idle Well Management Plan, Elimination Schedule,
- 482 Annual Review, and Elimination Bank approved by CalGEM or proof of
- 483 payment of idle well fees, as specified by Section 3206 of the California
- 484 Public Resources Code.
- 485 c. Within 14 days of submission to CalGEM, and as updated, a copy of the
- 486 report that demonstrates the operator's total liability to plug and abandon
- 487 all wells and to decommission all attendant production facilities, including
- 488 any needed site remediation, as specified by Section 3205.7 of the
- 489 California Public Resources Code.
- 490 4. NPDES Storm Water Pollution Prevention Plan. If required by the Los
- 491 Angeles Regional Water Quality Control Board, the operator shall provide the
- 492 Director with a copy of the storm water pollution prevention plan ("SWPPP")
- 493 approved by the Los Angeles Regional Water Quality Control Board, and any
- 494 future modifications, revisions, or alterations thereof, or replacements,
- 495 thereof.
- 496 5. Fugitive Dust Control Plan. If required by the SCAQMD, the operator shall
- 497 provide the Director with a copy of the Fugitive Dust Control Plan required by

SCAQMD Rule 403 approved by the SCAQMD, and any future modifications, revisions, alterations, or replacements, therefore.

6. Community Health, Safety, and Notification Plan. The operator shall provide the Director a copy of the Community Health, Safety, and Notification Plan, as specified by the Department of Public Health, and any future modifications, revisions, alterations, or replacements, therefore.

7. Annually, a copy of any report of "Release or a Threatened Release" and "Emergency Release Follow-up Notice Reporting Form", as described in Title 19 (Public Safety), Division 2, Chapter 4, Article 2 (Reporting Requirements), filed with the California Governor's Office of Emergency Services in the preceding year.

H. Uses Approved Under Permit.

1. Oil wells and accessory production facilities approved under this Section shall be maintained in compliance with the approved Conditional Use Permit. Any substantial change in operations or addition of new equipment shall require a Conditional Use Permit application in accordance with this Section.

2. Replacement of a plugged and abandoned well with a new well is prohibited under the approved permit.

3. Secondary or enhanced recovery operations are prohibited, unless such activity is specifically included under an approved Conditional Use Permit (Chapter 22.158).

4. Internal combustion engines for new pumping units are prohibited.

I. Community Notification Requirements. In Zones M-1, M-1.5, M-2, M-2.5, M-3, and B-1 the operator shall provide community notification in accordance with this Subsection I prior to any of the following site activities: well drilling, rework, plugging and abandonment, and downhole well maintenance work.

1. Mailing.

a. At least seven days prior to commencing site activities, the operator shall notify the Director and to all persons living within 1,000 feet of the property of such site activities. The notice shall:

i. Include the address or location where the site activities will be conducted, general information about the site activities to be conducted, and the dates and times in which the site activities will occur; and a 24-hour telephone number to call with questions or complaints related to the site activities; and

ii. Be delivered by mail, hand delivery, or personally knocking on doors and explaining the site activities

- 535 b. At least seven days prior to commencing site activities, the operator shall
536 notify the Director by telephone and detail the actions taken or to be taken
537 to notify neighbors.
- 538 2. Temporary Sign. At least five days prior to commencing site activities, the
539 operator shall post a temporary sign at each site entrance maintenance.
- 540 a. Standards.
- 541 i. Size. The dimension of such sign shall be a minimum of eight feet in
542 width and four feet in height.
- 543 ii. Height.
- 544 (1) Wall Sign. If such sign is posted as a wall sign, the top of the sign
545 shall be six feet above ground level.
- 546 (2) Freestanding Sign. If such sign is posted as a freestanding sign,
547 the bottom of the sign shall be above the top of any such fence or
548 wall, exclusive of barbed wire, and the sign shall have a minimum
549 of three 4" x 4" supporting posts placed at a minimum of two feet
550 apart and with 2" x 4" cross supports, as necessary for stability.
- 551 iii. Lettering. Major block-style letters shall be at least five inches in
552 height. Minor letters shall be at least three inches in height.
- 553 iv. Materials. Such sign shall be constructed with 1/2 inch plywood.
- 554 b. The sign shall contain the following information:
- 555 i. Operator name;
- 556 ii. A 24-hour telephone number to call with questions or complaints
557 related to the site activities;
- 558 iii. A brief description of the site activities, such as "Well maintenance is
559 being performed at this site."; and
- 560 iv. A statement describing the days and times when such work will occur.
- 561 c. The operator shall provide the Director with a photograph showing the
562 sign erected on the subject property prior to commencing site activities.
- 563 d. The sign shall be removed within 72-hours of conclusion of site activities.
- 564 3. Such 24-hour telephone number for questions or complaints on the site
565 activities shall be staffed during regular working hours with personnel trained
566 to answer such questions.
- 567 J. Well Plugging and Abandonment and Site Restoration.
- 568 1. Well Plugging and Abandonment.

- 569 a. At least seven days prior to the plugging and abandonment of any oil well,
570 the operator shall provide the Director with:
- 571 i. A copy of CalGEM's approval to commence plugging and
572 abandonment operations and approved detailed work program, as
573 required by Section 1745 (Plugging and Abandonment) of Title 14 of
574 the California Code of Regulations;
- 575 ii. A work schedule, including an estimation of when the following
576 activities will commence and conclude: staging and removal of
577 temporary equipment, plugging and abandonment of the oil well, and
578 well site restoration; and
- 579 iii. The operator shall provide a copy of any substantial changes to the
580 work program or work schedule to the Director.
- 581 b. Plugging and abandonment of oil wells shall be completed in compliance
582 with CalGEM standards.
- 583 c. The well site for the plugged and abandoned oil well shall be restored in
584 compliance with Section 1776 (Well Site and Lease Restoration) of Title
585 14 of the California Code of Regulations. Such restoration shall be
586 completed within 60 days of the completion of the oil well plugging and
587 abandonment.
- 588 d. All equipment, surface installations, and pipelines which are not necessary
589 for the operation or maintenance of other oil wells on the site shall be
590 removed.
- 591 e. The well site shall be cleaned and graded and left in a clean and neat
592 condition free of oil, rotary mud, oil-soaked earth, asphalt, tar, concrete,
593 litter, and debris.
- 594 f. Within seven days of receipt from CalGEM, the operator shall provide the
595 Director a copy of CalGEM's Report of Well Plugging and Abandonment
596 for each plugged and abandoned oil well.
- 597 2. Site Restoration.
- 598 a. Prior to the abandonment of the last oil well within a lease area, or on a
599 single property if the permit and lease area authorizes uses on more than
600 one property, the operator shall provide a copy of the site restoration plan
601 to the Director to restore the site in compliance with all federal, State, and
602 local requirements. At least seven days prior to the commencement of
603 site restoration, the operator shall provide the Director with:
- 604 i. A copy of CalGEM's approval to commence plugging and
605 abandonment operations and approved detailed work program, as

required by Section 1745 (Plugging and Abandonment) of Title 14 of the California Code of Regulations; and

ii. A work schedule, including an estimation of when the following activities will commence and conclude: staging and removal of temporary equipment, plugging and abandonment of oil wells, and site restoration.

iii. The operator shall provide a copy of any substantial changes to the work program or work schedule to the Director.

b. The site shall be restored in compliance with Section 1776 (Well Site and Lease Restoration) of Title 14 of the California Code of Regulations. Such site restoration shall begin within three (3) months and be completed within one year after the plugging and abandonment of the last oil well on the lease site or single property, unless CalGEM approves a different deadline for restoration.

c. In accordance with Section 1776 (Well Site and Lease Restoration) of Title 14 of the California Code of Regulations, and to the satisfaction of CalGEM, all auxiliary holes, such as rat holes, shall be filled with earth and compacted properly; all construction materials, cellars, production pads, and piers shall be removed and the resulting excavations filled with earth and compacted properly to prevent settling; well locations shall be graded and cleared of equipment, trash, or other waste materials, and returned to as near a natural state as practicable.

d. All equipment, surface installations, and pipelines which are not necessary for the operation or maintenance of other oil wells on the site shall be removed.

e. The site shall be cleaned and graded and left in a clean and neat condition free of oil, rotary mud, oil-soaked earth, asphalt, tar, concrete, litter, and debris.

f. Upon completion of site restoration, the operator shall submit a copy of CalGEM documentation and "no further action" closure letters from The Los Angeles Regional Water Quality Control Board or California Department of Toxic Substances Control, Phase II Environmental Site Assessment Report completed in compliance with ASTM E1903-11 Standard Guide or other documentation indicating that the site has been sufficiently remediated.

g. After determining that the site has been remediated in accordance with the site restoration plan and this Subsection, the Director shall release bonds required by Subsection K, below.

K. Bonds.

1. The operator shall file with the Board an indemnity bond for each site in the amount specified by the Director. The Director shall determine the bond amount based on the site and existing or proposed operations, including the total number of wells, operations, size and nature of the operations on the property, and other relevant conditions related to the existing site or proposed operations.
2. Such bonds shall be executed in favor of the County to cover the costs in the event of a failure of the operator to perform any proper oil well operating actions, such as actions taken to ensure the operation of wells and production facilities in accordance with all federal, State, and local regulations; the completion of plugging and abandonment of each oil well on the site, the reabandonment of any oil well on the site where advised by CalGEM, remediation of contamination of the property, and site remediation, to the extent not fully covered by DOGGR bonds, if any such work was performed by the County.
3. Such bonds shall include the County as an obligee. All bonds shall be duly executed by a solvent surety company that is authorized by the State of California, is listed in the United States Department of the Treasury's Listing of Approved Sureties and is satisfactory to the County.
4. The operator shall also file a written agreement with the Board that the County may satisfy, either in whole or in part from such bonds described in this Subsection K, any final judgement, the payment of which have been guaranteed by such bonds.

L. Monitoring.

1. Site Inspections. Unless modified by the Director, each oil well and accessory production facility shall be inspected annually by Department staff for compliance with this Section and the approved permit. Inspections may be unannounced and may be conducted utilizing any available technologies, including but not limited to unmanned aircraft systems (UAS).
2. Monitoring Draw-Down Account.
 - a. The operator shall maintain a draw-down account with the Department from which actual costs will be billed and deducted for the purpose of defraying the County's expenses involved with the inspection, monitoring, and enforcement of oil wells and accessory production facilities regulated by this Section. The initial amount to be deposited by the operator shall be in accordance with Table 22.140.400-A, below.
 - b. On each occasion that the balance in the draw-down account is reduced to less than half of the amount required by Table 22.140.400-A, below, the operator shall deposit supplemental funds up to the amount required by

such table within 30 days of notification by the Department. There is no limit to the number of supplemental deposits that may be required. At the discretion of the operator, the amount of an initial or supplemental deposit may exceed the minimum amount specified by Table 22.140.400-A, below.

TABLE 22.140.400-A: Minimum Deposit Amount	
<i>Number of Wells</i>	<i>Minimum Deposit Amount</i>
1-5	\$2,500
6-10	\$5,000
11-20	\$7,500
21 or more	\$10,000

M. Enforcement.

1. Additional Enforcement Procedures. In addition to Chapter 22.242 (Enforcement Procedures), the operator shall be subject to the following enforcement provisions:
 - a. Cease and Desist Order. A written Final Zoning Enforcement Order will be sent to the operator in the event of a violation. If the noted violation is not corrected to the satisfaction of the Director within the time period set forth in the Final Zoning Enforcement Order, the Director may order the operator to immediately cease and desist operation of all oil wells and accessory production facilities on the site. The operator shall immediately comply with the order of the Director to cease and desist and shall not resume any operation at the site affected unless and until the written approval of the Director is obtained.
 - b. Civil Penalties and Performance Security Draw-Down Account. The operator shall be subject to a penalty for violation of any requirement of this Title 22 as determined by, and at the discretion of, the Director in an amount not less than \$1,000 or more than \$10,000 per day per violation, but in no event, in an amount beyond that authorized by State law. For this purpose, the operator shall deposit the sum of \$50,000 in an interest-bearing trust fund with the Department within 30 days following the effective date of the permit, to establish a draw-down account. A written Final Zoning Enforcement Order and the associated penalty will be sent to the operator in the event of a violation. If the noted violation is not corrected to the satisfaction of the Director within the time period set forth in the Final Zoning Enforcement Order, the penalty amount cited in the Final Zoning Enforcement Order will be deducted from the account. If the violation is corrected within the time period set forth in the Final Zoning Enforcement Order, but recurs any time within a six-month period, the

penalty will be deducted from the account upon each recurrence and the operator will be notified of such deduction. Once the deposit has been depleted by 50 percent of the initial amount (\$25,000), the operator shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit (\$50,000) within 10 days of notification. There is no limit to the number of supplemental deposits that may be required while the operator conducts operations on the site. If the operator is dissatisfied with the action of the Director, the operator may file an appeal pursuant to Section 22.242.070.C. During the appeal hearing, the Hearing Officer shall take one of the following actions: uphold the appeal or deny the appeal. The decision of the Hearing Officer shall be final.

2. Access to Records and Facilities. As to any condition which requires for its effective enforcement the inspection of records or facilities by the County or its agents, the operator shall make such records available or provide access to such facilities upon reasonable notice from the County. The County agrees to keep such information confidential where required or permitted by law and requested by the operator in writing.
3. Right of Entry. Any officer or employee of the County, or his duly appointed representative, whose duties require the inspection of the premises shall have the right and privilege at all reasonable times, to enter upon any premises upon or from which any operations are being conducted for which any permit is required under this Section, for the purpose of making any of the inspections pursuant to this Section, this Title 22, or any other Title of the County Code, or for any other lawful purpose, but for safety reasons, shall be accompanied by the operator or a designee of the operator and shall wear all appropriate personal protection equipment in accordance with the operator's established health and safety policies.

N. Revocation of Conditional Use Permit.

1. In addition to Chapter 22.238 (Modifications and Revocations), the modification or revocation of a Conditional Use Permit for oil wells and accessory production facilities shall also comply with the following:
 - a. After consultation with the CalGEM, California Governor's Office of Emergency Services, Los Angeles Regional Water Quality Control Board, SCAQMD, Los Angeles County Department of Public Health, and Fire Department (Health Hazardous Materials Division, Petroleum/Chemical Unit, etc.), or any other federal, State, or local agency with jurisdiction of oil wells or accessory production facilities, the Director shall prepare a report regarding the use's compliance with Section 22.140.400 (Oil Wells and Accessory Production Facilities) for consideration by the Commission at the public hearing.

- 758 b. At the public hearing, the Commission shall determine whether the use is
759 in compliance with the approved Conditional Use Permit and Section
760 22.140.400 (Oil Wells and Accessory Production Facilities). In making its
761 determination, the Commission may also consider the following:
- 762 i. The length of time that the use has been out of compliance with the
763 applicable standards in Section 22.140.400 (Oil Wells and Accessory
764 Production Facilities);
- 765 ii. The impact of the violation of the applicable standards in Section
766 22.140.400 (Oil Wells and Accessory Production Facilities) on the
767 community; and
- 768 iii. Any information regarding the operator's efforts to remedy the violation
769 of the applicable standards in Section 22.140.400 (Oil Wells and
770 Accessory Production Facilities).
- 771 2. If a use continues to operate without a Conditional Use Permit after an
772 approved Conditional Use Permit is revoked, the operator and property
773 owner, if different than the operator, shall be subject to Chapter 22.242
774 (Enforcement Procedures). In addition, the operator and property owner, if
775 different than the operator, shall be subject to any civil and criminal remedies
776 necessary to ensure compliance with the County Code. Enforcement
777 procedures and pursuit of civil and criminal remedies shall not be suspended
778 if there is a subsequent change of operator or a subsequent change of
779 property owner, if different than the operator.

SECTION 10. Section 22.140.402 is hereby added as follows:

Section 22.140.402 Continued Operation of Existing Oil Wells and Accessory Production Facilities

- A. Purpose. This Section regulates the continued operation of existing, legally established oil wells and accessory production facilities which did not require a Conditional Use Permit or other discretionary permit at the time of establishment.
- B. Definitions. Specific terms used in this Section are defined in Section 22.14.150 of Division 2 (Definitions), under "Oil Wells and Accessory Production Facilities."
- C. Applicability. This Section authorizes the continued operation of existing, legally established oil wells and accessory production facilities lawfully operating without an approved Conditional Use Permit or other discretionary permit and which did not require a Conditional Use Permit or other discretionary permit at the time of establishment. Such existing, legally established oil wells and accessory production facilities shall require deemed-approved status, shall require a Conditional Use Permit (Chapter 22.158), or shall cease operations, plug and abandon wells, remove accessory production facilities, and restore the site, as specified by this Section.
- D. Existing Oil Wells and Accessory Production Facilities.
1. Existing Oil Wells and Accessory Production Facilities in Zones R-1, R-2, R-3, R-4, R-5, C-1, C-2, C-3, C-H, C-M, C-R, C-RU, and W.
 - a. Notwithstanding Section 22.172 (Nonconforming Uses, Buildings and Structures), in Zones R-1, R-2, R-3, R-4, R-5, C-1, C-2, C-3, C-H, C-M, C-R, C-RU, and W, any existing, legally established oil wells and accessory production facilities lawfully operating without an approved Conditional Use Permit or other discretionary permit and which did not require a Conditional Use Permit or other discretionary permit at the time of establishment on [Date of Final Adoption], the effective date of this Section, shall be deemed nonconforming due to use.
 - b. In Zones R-1, R-2, R-3, R-4, R-5, C-1, C-2, C-3, C-H, C-M, C-R, C-RU, and W:
 - i. Any oil wells and accessory production facilities deemed nonconforming due to use shall obtain deemed-approved status not later than [Date of Final Adoption +2 years], two years after the effective date of this Section, and in compliance with Subsection E, below, or shall obtain an approved Conditional Use Permit for continued operation, in compliance with Subsection F, below.
 - ii. Any oil wells and accessory production facilities deemed nonconforming due to use that have not obtained deemed-approved

status or have not obtained a Conditional Use Permit in accordance with Subsection D.1.b.i, above, by [Date of Final Adoption +3 years], three years after the effective date of this Section, shall cease operations, plug and abandon wells, remove accessory production facilities, and restore the site. Operations shall cease by [Date of Final Adoption +3 years and six months], three years and six months after the effective date of this Section, and plugging and abandonment of wells, removal of production facilities, and site restoration shall be completed in compliance with Subsection L, below, and shall be completed by [Date of Final Adoption +4 years], four years after the effective date of this Section.

- iii. Any oil wells and accessory production facilities nonconforming due to use that have obtained deemed-approved status or an approved Conditional Use Permit in accordance with this Section shall cease operations, plug and abandon wells, remove accessory production facilities, and restore the site by [Date of Final Adoption +20 years], 20 years after the effective date of this Section, except when such deemed-approved status or Conditional Use Permit is revoked as provided in this Title 22.

2. Existing Oil Wells and Accessory Production Facilities in All Other Zones.

- a. Notwithstanding Section 22.172 (Nonconforming Uses, Buildings and Structures), in Zones A-1, A-2, M-1, M-1.5, M-2, M-2.5, M-3, B-1, R-A, and O-S, any existing, legally established oil wells and accessory production facilities lawfully operating without an approved Conditional Use Permit or other discretionary permit and which did not require a Conditional Use Permit or other discretionary permit at the time of establishment on [Date of Final Adoption], the effective date of this Section, shall be deemed nonconforming due to use.

- b. In Zones A-1, R-A, and O-S:

- i. Any oil wells and accessory production facilities deemed nonconforming due to use shall obtain deemed-approved status not later than [Date of Final Adoption +4 years], four years after the effective date of this Section, and in compliance with Subsection E, below, or shall obtain an approved Conditional Use Permit for continued operation, in compliance with Subsection F, below, or shall cease operations, plug and abandon wells, remove accessory production facilities, and restore the site.
- ii. Any oil wells and accessory production facilities deemed nonconforming due to use that have not obtained deemed-approved status or have not obtained a Conditional Use Permit in accordance

with Subsection D.2.b, above, by [Date of Final Adoption +5 years], five years after the effective date of this Section, shall cease operations, plug and abandon wells, remove accessory production facilities, and restore the site. Operations shall cease by [Date of Final Adoption + five years and six months], five years and six months after the effective date of this Section, and plugging and abandonment of wells, removal of production facilities, and site restoration shall be completed in compliance with Subsection L, below, and shall be completed by [Date of Final Adoption + six years], six years after the effective date of this Section.

c. In Zones A-2, M-1, M-1.5, M-2, M-2.5, M-3, and B-1:

i. Any oil wells and accessory production facilities deemed nonconforming due to use shall obtain deemed-approved status not later than [Date of Final Adoption +6 years], six years after the effective date of this Section, and in compliance with Subsection E, below, or shall obtain an approved Conditional Use Permit for continued operation, in compliance with Subsection F, below, or shall cease operations, plug and abandon wells, remove accessory production facilities, and restore the site.

ii. Any oil wells and accessory production facilities deemed nonconforming due to use that have not obtained deemed-approved status or have not obtained a Conditional Use Permit in accordance with Subsection D.2.b, above, by [Date of Final Adoption + 7 years], seven years after the effective date of this Section, shall cease operations, plug and abandon wells, remove accessory production facilities, and restore the site. Operations shall cease by [Date of Final Adoption +7 years and 6 months], seven years and six months after the effective date of this Section, and plugging and abandonment of wells, removal of production facilities, and site restoration shall be completed in compliance with Subsection L, below, and shall be completed by [Date of Final Adoption +8 years], eight years after the effective date of this Section.

d. In Zones A-1, A-2, M-1, M-1.5, M-2, M-2.5, M-3, B-1, R-A, and O-S, any oil wells and accessory production facilities that have obtained deemed-approved status in accordance with Subsection D.2.b or D.2.c, above, such deemed-approved status shall expire on [Date of Final Adoption +20 years], 20 years after the effective date of this Section. Upon expiration of deemed-approved status, the continued operation of such existing oil wells and accessory production facilities shall require an approved Conditional Use Permit. Application for a Conditional Use Permit must be filed prior to the expiration date of the deemed-approved status.

899 E. Application and Review Procedures for an Eligible Deemed-Approved
900 Application.

- 901 1. Any existing, legally established oil well and any accessory production
902 facilities without an approved Conditional Use Permit (Chapter 22.158) or
903 other discretionary permit and which did not require a Conditional Use Permit
904 or other discretionary permit at the time it was established shall be eligible to
905 file for deemed-approved status in accordance with the time limitations set in
906 Subsection D.1 or D.2, above, as applicable.
- 907 2. Notification of Eligibility for Deemed-Approved Status.
- 908 a. Where the Director determines that oil wells and accessory production
909 facilities are eligible for deemed-approved status, the Director shall notify
910 the operator and property owner.
- 911 b. The notice shall include instructions for the operator to file for deemed-
912 approved status, including application materials, review and inspection
913 fees, and a copy of the performance standards for compliance and
914 recordation.
- 915 c. Such notice shall be sent via certified return receipt mail. Should the
916 notice be returned, a second notice shall be sent via regular U.S. Mail.
- 917 d. Failure of any person to receive notice given pursuant to this Section shall
918 not affect the deemed-approved status of the use.
- 919 3. Application Materials.
- 920 a. The application shall contain all materials required by the Existing Oil Wells
921 and Accessory Production Facilities Deemed-Approved Review Checklist,
922 including:
- 923 i. A site plan showing the subject property and the location of active, idle,
924 and plugged and abandoned wells; production facilities; tanks;
925 secondary containment features; above and below ground pipelines;
926 structures; roads; access points; walls; fencing; signs; structures within
927 100 feet of the property line; and
- 928 ii. A narrative description of the use or facility including an explanation of
929 how the operation will satisfy the applicable requirements of this Section.
- 930 4. Application on Multiple Lots. The Director may accept a single application for
931 wells on non-contiguous lots, when such wells are located under the same oil
932 field and lease name.
- 933 5. Application and Review Procedures.
- 934 a. Multiple applications shall be in compliance with Section 22.222.060
935 (Multiple Applications).

- 936 b. Application filing and withdrawal shall be in compliance with Subsections
937 A, B, and D of Section 22.222.070 (Application Filing and Withdrawal).
- 938 c. Fees and deposits shall be in compliance with Section 22.222.080 (Fees
939 and Deposits).
- 940 d. Initial application review shall be in compliance with Section 22.222.090
941 (Initial Application Review).
- 942 6. Decision.
- 943 a. The Director shall approve or deny the application.
- 944 b. The decision on the application shall be based on an assessment of
945 whether the use, structure, development of land, or application of
946 development standards is in compliance with all applicable provisions of
947 this Title 22.
- 948 c. The Director's decision is final and is not subject to Chapter 22.240
949 (Appeals).
- 950 7. Notice of Action. After taking action on an application, the Director shall notify
951 the applicant by mail of the decision.
- 952 8. Documentation. The decision may be in the form of a letter or in the form of a
953 stamp, signature, or other official notation or documentation on the site plan.
- 954 9. Effective Date of Decision. The decision is effective the date the letter is
955 signed or site plan is stamped, signed, or officially noted.
- 956 F. Application and Review Procedures for a Conditional Use Permit Application.
- 957 1. Application. A Conditional Use Permit (Chapter 22.158) application is
958 required for the continued operation of any existing oil wells and accessory
959 production facilities where such use has not obtained deemed-approved
960 status or has obtained deemed-approved status and the deemed-approved
961 status has expired or has been revoked.
- 962 2. Additional Application Requirements. In addition to the application materials
963 for a Conditional Use Permit (Chapter 22.158), the application shall contain
964 the materials required in Subsection C.1, above.
- 965 3. In Zones R-1, R-2, R-3, R-4, R-5, C-1, C-2, C-3, C-H, C-M, C-R, C-RU, and
966 W, the grant term of the approved Conditional Use Permit shall expire on or
967 before [Date of Final Adoption +20 years], 20 years after the effective date of
968 this Section.
- 969 G. Development Standards.

1. Signs. Notwithstanding Chapter 22.114 (Signs), the following signs shall be provided:

a. Site Identification Signs.

i. Where oil wells and accessory production facilities are the sole use on a lot, signs shall be provided in compliance with Subsection G.1.a.iii, below, at each main entrance to a lot. Each sign shall provide the required information in lettering not less than two inches in height.

ii. Where oil wells and accessory production facilities are on a lot with another primary use and such oil wells and accessory production facilities have individual perimeter fencing, an identification sign shall be posted on each fenced area in a place clearly visible to a person passing by and shall provide the information required by Subsection G.2.a.iii, below.

iii. Each site identification sign shall provide the name of the operator, the name of the lease, the telephone number of the operator, the telephone number of the Department of Regional Planning Zoning Enforcement Section, and the telephone number of SCAQMD for odor complaints. The telephone number of the operator shall enable a person to promptly reach, 24 hours a day, 7 days a week, a representative of the operator who will have the expertise to assess any potential problem and recommend a corrective course of action.

b. Well Identification Signs. Each well shall have an identification sign that provides the name of the operator, name or number of the lease, the lease number of the well, and the API number of the well. The Director may approve existing identification methods if they substantially comply with the intent of this Subsection.

c. Other Required Signs. All identification signs, warning signs, no trespassing signs, and any other signs required by federal, State, or local regulations shall be properly posted and maintained in good condition as to be clearly visible and shall not be obstructed from view.

2. Paint.

a. All oil well equipment and production facilities shall be painted and be maintained reasonably free of rust, oil, and stains.

b. Paint shall be of a neutral color and compatible with surrounding uses or environment. Neutral colors shall include sand, grey, beige, and unobtrusive shades of green, blue, and brown, or other colors approved by the Director. Use of black paint is expressly prohibited. This Subsection G.2.b shall not apply where equipment is required to be painted a specific color by federal, State, or local regulations.

- c. Oil well equipment and production facilities shall be painted at least every five years with a top coat and a rust preventative base coat, unless the Director determines that painting should occur more frequently. In making such determination the Director shall consider the quality and material of which such equipment or facility is constructed, the level of deterioration, the degree of rust, and its appearance. The operator shall repaint within 30 days written notice from the Director.

3. Perimeter Enclosure and Landscaping.

- a. In Zones R-1, R-2, R-3, R-4, R-5, C-1, C-2, C-3, C-H, C-M, C-R, C-RU, W, M-1, M-1.5, M-2, M-2.5, M-3, and B-1, where oil wells and accessory production facilities are the sole use on a property, the following perimeter enclosure and landscaping shall be provided within one year of deemed-approved status:

i. Perimeter Enclosure.

- (1) Solid walls shall be provided along any street or highway frontage and any lot line adjoining a Residential or Commercial Zone. Such solid wall shall be:

(a) Not less than six feet in height and not more than eight feet, exclusive of any barbed wire required by CalGEM;

(b) A minimum width of six inches;

(c) Neutral in color; and

(d) Constructed in workmanlike manner of masonry, concrete block, or comparable materials.

- (2) Fencing is prohibited, except that metal gates may be permitted for the purpose of vehicular access. If metal gates are provided, such gates shall be view obscuring, including slats or solid panels. Chain link gates shall be prohibited.

ii. Landscaping. Any required solid wall along a street or highway frontage shall be set back a minimum of five feet in depth and landscaped as described below:

- (1) Such area shall be planted with shrubs, bushes, groundcover, or similar, and excluding turf grass.

- (2) One 15-gallon tree shall be planted for every 50 square feet of landscaped area. Such trees shall be equally spaced in the landscaped area.

- 1044 (3) Plantings shall consist of a mix of locally indigenous, drought-
1045 tolerant plant species and non-invasive, drought-tolerant
1046 ornamental plants and gardens with associated irrigation.
- 1047 (4) Plants listed on the Invasive Species list maintained by the
1048 Department shall be prohibited in all proposed landscaped areas.
- 1049 (5) Plantings shall be maintained with appropriate watering, pruning,
1050 weeding, and litter removal. Plantings shall be replaced when
1051 necessary.
- 1052 (6) Trees shall be planted in locations that maintain the required lines
1053 of sight for safe pedestrian and vehicular movement and will not
1054 cause root damage to the sidewalk or other public infrastructure, to
1055 the satisfaction of Public Works.
- 1056 (7) All vegetative species utilized in landscaping shall be consistent
1057 with Fire Department requirements, and all efforts shall be made to
1058 conserve water.
- 1059 (8) The landscape plan shall be subject to review and approval by the
1060 Director.
- 1061 (9) The Director may approve alternative methods of providing
1062 landscaping where the criteria established above would cause
1063 unnecessary hardship or constitute an unreasonable requirement
1064 and an alternative plan will, in his opinion, provide as well or better
1065 for landscaping within the intent of this Subsection G.3.a.ii.

1066 4. Fencing.

- 1067 a. Fences required by Section 1778 (Enclosure Specifications) of Title 14 of
1068 the California Code of Regulations shall be maintained in good condition
1069 to the satisfaction of the Director. Fences up to six feet in height may be
1070 provided in any setback area. The height of such fence shall exclude
1071 barbed wire as required by such Section 1778.
- 1072 b. All fencing, slats, or other comparable materials shall be maintained in a
1073 neat, orderly, and secure condition. Any colors used shall be neutral and
1074 compatible with surrounding uses. At the request of the Director, repairs,
1075 repainting, or replacement shall be made in order to maintain a neat,
1076 orderly, and secure condition.

1077 5. Secondary Containment.

- 1078 a. All wells shall have a well cellar.

- b. All above ground piping on the site that contains or could contain oil shall be protected by secondary containment measures such as basins, berms, or walls.
- c. A berm shall be provided around the well cellar and pump jack area to provide fluid containment in addition to the secondary containment provided by the well cellar itself. Such berm shall be composed of compacted earth or other non-permeable materials.

H. Performance Standards.

1. Air Quality.

- a. The Operator shall at all times conduct the operation of oil wells and accessory production facilities as to prevent the unauthorized release, escape, or emission of dangerous, hazardous, harmful and/or noxious gases, vapors, odors, or substances.
- b. Where required by the SCAQMD, the operator shall install air quality monitors to the satisfaction of the SCAQMD.
- c. Emissions Compliance Plan.
 - i. If the SCAQMD, Department of Public Health, or Fire Department issues a notice of violation for emissions or air quality violations for two or more separate incidents during any 12-month period for any lease area, within 30 days after receiving the second notice, the operator shall submit an emissions compliance plan to the Director and the Director of Public Health.
 - ii. The emissions compliance plan shall be conducted to the satisfaction of the Director of Public Health and shall include:
 - (1) A description of the activities and equipment the operator will immediately employ to ensure that the lease area complies with applicable emissions limits and all applicable laws related to emissions;
 - (2) The use of 24-hour air quality monitoring techniques to demonstrate that the lease area complies with applicable emissions limits and all applicable laws relating to emissions. Such monitoring shall be collected and analyzed by a qualified third party SCAQMD-approved laboratory using SCAQMD sampling and laboratory protocol. The minimum monitoring results shall include benzene, toluene, ethylbenzene, xylenes, ozone, hydrocarbons (e.g. methanes, ethanes, propanes), nitrogen oxides, volatile organic compounds, sulfur dioxides, naphthalenes, acroleins, and formaldehyde; and

(3) The operator shall provide monthly reports documenting the results of air quality monitoring to the Director and the Director of Public Health for a period of 12-months.

2. Well Maintenance Standards.

- a. Well maintenance and related truck deliveries shall be prohibited between the hours of 7 p.m. to 7 a.m. on Monday through Saturday and on all day Sunday, except in case of an emergency.
- b. Truck Routing Plan. At least 14 days prior to planned well maintenance, the operator shall submit a truck routing plan to the Director for review and approval. Such plan shall include a delivery and removal plan with route maps and information to demonstrate that routes to and from the facility avoid residential and other sensitive uses to the maximum extent feasible.
- c. Well maintenance equipment shall be removed from the site within seven days after completion of a well maintenance operation.
- d. Motors.
 - i. Electric motors shall be required for use in well servicing operations. Internal combustion engines shall be prohibited for use in servicing operations unless electrical motors do not provide sufficient power for such servicing operations or unless, for geographic reasons, electric power is not readily available.
 - ii. The Director, after consultation with the Department of Public Health, may approve a request for the use of internal combustion engines for use in well servicing if mufflers or other sound attenuation devices are installed. The operator shall make such a request in writing and include a description of the sound attenuation devices proposed for use.

3. Lighting.

- a. Lighting shall be directed or fully-shielded so as to direct light on to the drill or operations site.
- b. Lighting shall not cause light trespass above 0.5 foot-candle or greater when the light trespass falls onto an adjoining public right-of-way or an adjoining residentially-zoned lot, open space-zoned lot, or agriculturally-zoned lot, and 1.0 foot-candle or greater when the light trespass falls onto an adjoining lot with any other zoning classification. For the purposes of this Subsection, the measurement of light trespass shall be determined by a photometer, taken at ground level from the subject property line.
- c. Colored, flashing, or blinking lights shall not be used, except for Federal Aviation Administration required or recommended marking and/or lighting.

4. Noise and Vibration.

a. Noise.

i. Notwithstanding Section 12.08.570 (Exemptions) of Title 12 of the County Code, operations shall comply with Part 3 (Community Noise Criteria) and Part 4 (Specific Noise Restrictions) of Chapter 12.08 (Noise Control) of Title 12 of the County Code.

ii. All noise producing equipment shall be regularly maintained and repaired to minimize increases in pure tones and other noise output over time. The operator shall maintain an equipment maintenance log for all noise-producing equipment.

b. Vibration. Notwithstanding Section 12.08.570 (Exemptions) of Title 12 of the County Code, operations shall comply with Section 12.08.560 (Vibration) of Title 12 of the County Code.

5. Site Maintenance.

a. All structures, fences, walls, and landscaping shall be maintained in a neat and orderly fashion where visible from the public right-of-way.

b. All structures, fences, and walls that are visible from the public right-of-way line shall remain free of graffiti. If graffiti occurs, the operator shall remove such graffiti within 24 hours, weather permitting. Paint utilized in covering such graffiti shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

c. The site shall be kept free of debris, trash, and pools of oil, water, or other liquids. The area within 25 feet of any oil well shall be kept free of dry weeds, brush, trash, or other combustible material at all times.

d. Any equipment that is not essential to the daily operation of the oil well located on the site shall not be stored on the site.

I. Reporting Requirements. shall provide the Director with copies of the following permits, documents, or reports and in the time frame specified by this Subsection I. The Director may accept electronic copies of any such permit or report.

1. Change of Operator. The operator shall submit to the Director within 14 days of filing with CalGEM, a copy of any Notification of Well and/or Facility Disposition (CalGEM Form OG30A Notification of Well and/or Facility Disposition).

2. Notification to Department.

a. The operator shall submit to the Director within 14 days of filing with CalGEM, a copy of any Notice of Intention (CalGEM Form OG 106 Notice of Intention).

- b. The operator shall submit copies of the following to the Director, a minimum of seven days prior to commencement of each operation:
- i. Any CalGEM permit, including any permit to abandon or re-abandon a well; and
 - ii. Any CalGEM permit for a change in well type (oil production, water disposal injector, water flood injector, water source injector, dry gas production, gas storage injector/producer, etc.)
 - iii. Notification that the operator intends to install, remove, re-start or replace permanent production facilities (piping, vessels, tanks and equipment).
- c. The operator shall submit to the Director notification of the following activities a minimum of seven days after the conclusion of each operation:
- i. Change in well status (active, idle, plugged and abandoned, etc.).
 - ii. CalGEM report of well abandonment and history report on abandonment operations.
3. Reports required by CalGEM:
- a. As specified by Title 14 of the California Code of Regulations:
 - i. Annually, a copy of the preventative maintenance plan and maintenance log as required by Section 1777 (Maintenance and Monitoring of Production Facilities, Safety Systems, and Equipment). Such preventative maintenance plan and maintenance log shall include, but not limited to, tanks, flowlines, headers, gathering lines, wellheads, heater treaters, pumps, valves, compressors, injection equipment, production safety systems, separators, manifolds, and pipelines that are not under the jurisdiction of the State Fire Marshal pursuant to Section 51010 of the California Government Code, excluding fire suppression equipment.
 - ii. Annually, a copy of the well maintenance and cleanout history aggregation plan as required by Section 1777.4. (Well Maintenance and Cleanout History). Where the operator does not prepare an aggregation plan as specified in Section 1777.4(d), the operator shall submit a copy of the report specified in Section 1777.4(a) within 60 days of completing an operation on a well that involves emplacing fluid containing acid in the well.
 - iii. Annually, the Idle Well Testing Compliance Work Plan as required by Section 1772.1.4.

- 1228 iv. Annually, a summary of idle well test results, as required by Section
1229 1772.1.
- 1230 b. Annually, a copy of the Idle Well Management Plan, Elimination Schedule,
1231 Annual Review, and Elimination Bank approved by CalGEM or proof of
1232 payment of idle well fees, as specified by Section 3206 of the California
1233 Public Resources Code.
- 1234 c. Within 14 days of submission to CalGEM, and as updated, a copy of the
1235 report that demonstrates the operator's total liability to plug and abandon
1236 all wells and to decommission all attendant production facilities, including
1237 any needed site remediation, as specified by Section 3205.7 of the
1238 California Public Resources Code.
- 1239 4. NPDES Storm Water Pollution Prevention Plan. If required by the Los
1240 Angeles Regional Water Quality Control Board, the operator shall provide the
1241 Director with a copy of the storm water pollution prevention plan ("SWPPP")
1242 approved by the Los Angeles Regional Water Quality Control Board, and any
1243 future modifications, revisions, or alterations thereof, or replacements,
1244 therefore.
- 1245 5. Fugitive Dust Control Plan. If required by the SCAQMD, the operator shall
1246 provide the Director with a copy of the Fugitive Dust Control Plan required by
1247 SCAQMD Rule 403 approved by the SCAQMD, and any future modifications,
1248 revisions, alterations, or replacements, therefore.
- 1249 6. Community Health, Safety, and Notification Plan. The operator shall provide
1250 the Director a copy of the Community Health, Safety, and Notification Plan, as
1251 specified by the Department of Public Health, and any future modifications,
1252 revisions, alterations, or replacements, therefore.
- 1253 7. Annually, a copy of any report of "Release or a Threatened Release" and
1254 "Emergency Release Follow-up Notice Reporting Form", as described in Title
1255 19 (Public Safety), Division 2, Chapter 4, Article 2 (Reporting Requirements),
1256 filed with the California Governor's Office of Emergency Services in the
1257 preceding year.
- 1258 J. Uses Approved Under Deemed-Approved.
- 1259 1. Oil wells and accessory production facilities approved under this Section shall
1260 be maintained in compliance with the deemed-approved site plan and this
1261 Section. Oil wells and accessory production facilities approved under the
1262 deemed-approved site plan and this Section may be continuously maintained
1263 provided there is no alteration, expansion, enlargement, or addition to any
1264 building or structure; nor any expansion of area, space, or volume occupied
1265 by or devoted to such use. Any substantial change in operations or addition

of new equipment shall require a Conditional Use Permit application in accordance with this Section.

2. Replacement of a plugged and abandoned well with a new well is prohibited under the approved permit.

3. The drilling of new oil wells and reworking of existing wells shall be subject to the requirements in Division 3 (Zones) and Section 22.140.400 (Oil Wells and Accessory Production Facilities).

4. Secondary or enhanced recovery operations are prohibited, unless such activity is specifically included under an approved Conditional Use Permit (Chapter 22.158).

5. Internal combustion engines for new pumping units are prohibited.

K. Community Notification Requirements. In Zones R-1, R-2, R-3, R-4, R-5, C-1, C-2, C-3, C-H, C-M, C-R, C-RU, W, M-1, M-1.5, M-2, M-2.5, M-3, B-1, the operator shall provide community notification in accordance with this Subsection J prior to any of the following site activities: plugging and abandonment and downhole well maintenance work.

1. Mailing.

a. At least seven days prior to commencing site activities, the operator shall notify the Director and to all persons living within 1,000 feet of the property of such site activities. The notice shall:

i. Include the address or location where the site activities will be conducted, general information about the site activities to be conducted, and the dates and times in which the site activities will occur; and a 24-hour telephone number to call with questions or complaints related to the site activities; and

ii. Be delivered by mail, hand delivery, or personally knocking on doors and explaining the site activities

b. At least seven days prior to commencing site activities, the operator shall notify the Director by telephone and detail the actions taken or to be taken to notify neighbors.

2. Temporary Sign. At least five days prior to commencing site activities, the operator shall post a temporary sign at each site entrance maintenance.

a. Standards.

i. Size. The dimension of such sign shall be a minimum of eight feet in width and four feet in height.

ii. Height.

- 1302 (1) Wall Sign. If such sign is posted as a wall sign, the top of the sign
1303 shall be six feet above ground level.
- 1304 (2) Freestanding Sign. If such sign is posted as a freestanding sign,
1305 the bottom of the sign shall be above the top of any such fence or
1306 wall, exclusive of barbed wire, and the sign shall have a minimum
1307 of three 4" x 4" supporting posts placed at a minimum of two feet
1308 apart and with 2" x 4" cross supports, as necessary for stability.
- 1309 iii. Lettering. Major block-style letters shall be at least five inches in
1310 height. Minor letters shall be at least three inches in height.
- 1311 iv. Materials. Such sign shall be constructed with 1/2 inch plywood.
- 1312 b. The sign shall contain the following information:
- 1313 i. Operator name;
- 1314 ii. A 24-hour telephone number to call with questions or complaints
1315 related to the site activities;
- 1316 iii. A brief description of the site activities, such as "Well maintenance is
1317 being performed at this site."; and
- 1318 iv. A statement describing the days and times when such work will occur.
- 1319 c. The operator shall provide the Director with a photograph showing the
1320 sign erected on the subject property prior to commencing site activities.
- 1321 d. The sign shall be removed within 72-hours of conclusion of site activities.
- 1322 3. Such 24-hour telephone number for questions or complaints on the site
1323 activities shall be staffed during regular working hours with personnel trained
1324 to answer such questions.
- 1325 L. Well Plugging and Abandonment and Site Restoration.
- 1326 1. Well Plugging and Abandonment.
- 1327 a. At least seven days prior to the plugging and abandonment of any oil well,
1328 the operator shall provide the Director with:
- 1329 i. A copy of CalGEM's approval to commence plugging and
1330 abandonment operations and approved detailed work program, as
1331 required by Section 1745 (Plugging and Abandonment) of Title 14 of
1332 the California Code of Regulations;
- 1333 ii. A work schedule, including an estimation of when the following
1334 activities will commence and conclude: staging and removal of
1335 temporary equipment, plugging and abandonment of the oil well, and
1336 well site restoration; and

1337 iii. The operator shall provide a copy of any substantial changes to the
1338 work program or work schedule to the Director.

1339 b. Plugging and abandonment of oil wells shall be completed in compliance
1340 with CalGEM standards.

1341 c. The well site for the plugged and abandoned oil well shall be restored in
1342 compliance with Section 1776 (Well Site and Lease Restoration) of Title
1343 14 of the California Code of Regulations. Such restoration shall be
1344 completed within 60 days of the completion of the oil well plugging and
1345 abandonment.

1346 d. All equipment, surface installations, and pipelines which are not necessary
1347 for the operation or maintenance of other oil wells on the site shall be
1348 removed.

1349 e. The well site shall be cleaned and graded and left in a clean and neat
1350 condition free of oil, rotary mud, oil-soaked earth, asphalt, tar, concrete,
1351 litter, and debris.

1352 f. Within seven days of receipt from CalGEM, the operator shall provide the
1353 Director a copy of CalGEM's Report of Well Plugging and Abandonment
1354 for each plugged and abandoned oil well.

1355 2. Site Restoration.

1356 a. Prior to the abandonment of the last oil well within a lease area, or on a
1357 single property if the permit and lease area authorizes uses on more than
1358 one property, the operator shall provide a copy of the site restoration plan
1359 to the Director to restore the site in compliance with all federal, State, and
1360 local requirements. At least seven days prior to the commencement of
1361 site restoration, the operator shall provide the Director with:

1362 i. A copy of CalGEM's approval to commence plugging and
1363 abandonment operations and approved detailed work program, as
1364 required by Section 1745 (Plugging and Abandonment) of Title 14 of
1365 the California Code of Regulations; and

1366 ii. A work schedule, including an estimation of when the following
1367 activities will commence and conclude: staging and removal of
1368 temporary equipment, plugging and abandonment of oil wells, and site
1369 restoration.

1370 iii. The operator shall provide a copy of any substantial changes to the
1371 work program or work schedule to the Director.

1372 b. The site shall be restored in compliance with Section 1776 (Well Site and
1373 Lease Restoration) of Title 14 of the California Code of Regulations. Such
1374 site restoration shall begin within three (3) months and be completed

1375 within one year after the plugging and abandonment of the last oil well on
1376 the lease site or single property, unless CalGEM approves a different
1377 deadline for restoration.

1378 c. In accordance with Section 1776 (Well Site and Lease Restoration) of Title
1379 14 of the California Code of Regulations, and to the satisfaction of
1380 CalGEM, all auxiliary holes, such as rat holes, shall be filled with earth and
1381 compacted properly; all construction materials, cellars, production pads,
1382 and piers shall be removed and the resulting excavations filled with earth
1383 and compacted properly to prevent settling; well locations shall be graded
1384 and cleared of equipment, trash, or other waste materials, and returned to
1385 as near a natural state as practicable.

1386 d. All equipment, surface installations, and pipelines which are not necessary
1387 for the operation or maintenance of other oil wells on the site shall be
1388 removed.

1389 e. The site shall be cleaned and graded and left in a clean and neat condition
1390 free of oil, rotary mud, oil-soaked earth, asphalt, tar, concrete, litter, and
1391 debris.

1392 f. Upon completion of site restoration, the operator shall submit a copy of
1393 CalGEM documentation and "no further action" closure letters from The
1394 Los Angeles Regional Water Quality Control Board or California
1395 Department of Toxic Substances Control, Phase II Environmental Site
1396 Assessment Report completed in compliance with ASTM E1903-11
1397 Standard Guide or other documentation indicating that the site has been
1398 sufficiently remediated.

1399 g. After determining that the site has been remediated in accordance with
1400 this Subsection, the Director shall release bonds required by Subsection
1401 M, below.

1402 M. Bonds.

1403 1. The operator shall file with the Board an indemnity bond for each site in the
1404 amount specified by the Director. The Director shall determine the bond
1405 amount based on the site and existing or proposed operations, including the
1406 total number of wells, operations, size and nature of the operations on the
1407 property, and other relevant conditions related to the existing site or proposed
1408 operations.

1409 2. Such bonds shall be executed in favor of the County to cover the costs in the
1410 event of a failure of the operator to perform any proper oil well operating
1411 actions, such as actions taken to ensure the operation of wells and production
1412 facilities in accordance with all federal, State, and local regulations; the
1413 completion of plugging and abandonment of each oil well on the site, the

reabandonment of any oil well on the site where advised by CalGEM, remediation of contamination of the property, and site remediation, to the extent not fully covered by DOGGR bonds, if any such work was performed by the County.

3. Such bonds shall include the County as an obligee. All bonds shall be duly executed by a solvent surety company that is authorized by the State of California, is listed in the United States Department of the Treasury's Listing of Approved Sureties and is satisfactory to the County.
4. The operator shall also file a written agreement with the Board that the County may satisfy, either in whole or in part from such bonds described in this Subsection M, any final judgement, the payment of which have been guaranteed by such bonds.

N. Monitoring.

1. Site Inspections. Unless modified by the Director, each oil well and accessory facility with deemed-approved status or Conditional Use Permit shall be inspected annually by Department staff for compliance with this Section. Inspections may be unannounced and may be conducted utilizing any available technologies, including but not limited to unmanned aircraft systems (UAS).
2. Monitoring Account.
 - a. The operator shall maintain a draw-down account with the Department from which actual costs will be billed and deducted for the purpose of defraying the County's expenses involved with the inspection, monitoring, and enforcement of oil wells and accessory production facilities regulated by this Section. The initial amount to be deposited by the operator shall be in accordance with Table 22.140.402-A, below.
 - b. On each occasion that the balance in the draw-down account is reduced to less than half of the amount required by Table 22.140.402-A, below, the operator shall deposit supplemental funds up to the amount required by such table within 14 days of notification by the Department. There is no limit to the number of supplemental deposits that may be required. At the discretion of the operator, the amount of an initial or supplemental deposit may exceed the minimum amount specified by Table 22.140.402-A, below.

TABLE 22.140.402-A: Minimum Deposit Amount	
<i>Number of Wells</i>	<i>Minimum Deposit Amount</i>
1-5	\$2,500
6-10	\$5,000

TABLE 22.140.402-A: Minimum Deposit Amount	
<i>Number of Wells</i>	<i>Minimum Deposit Amount</i>
11-20	\$7,500
21 or more	\$10,000

O. Enforcement.

1. Additional Enforcement Procedures. In addition to Chapter 22.242 (Enforcement Procedures), the operator shall be subject to the following enforcement provisions:

- a. Cease and Desist Order. A written Final Zoning Enforcement Order will be sent to the operator in the event of a violation. If the noted violation is not corrected to the satisfaction of the Director within the time period set forth in the Final Zoning Enforcement Order, the Director may order the operator to immediately cease and desist operation of all oil wells and accessory production facilities on the site. The operator shall immediately comply with the order of the Director to cease and desist and shall not resume any operation at the site affected unless and until the written approval of the Director is obtained.
- b. Civil Penalties and Performance Security Draw-Down Account. The operator shall be subject to a penalty for violation of any requirement of this Section as determined by, and at the discretion of, the Director in an amount not less than \$1,000 or more than \$10,000 per day per violation, but in no event, in an amount beyond that authorized by State law. For this purpose, the operator shall deposit the sum of \$50,000 in an interest-bearing trust fund with the Department within 30 days following the effective date of the ordinance, to establish a draw-down account. A written Final Zoning Enforcement Order and the associated penalty will be sent to the operator in the event of a violation. If the noted violation is not corrected to the satisfaction of the Director within the time period set forth in the Final Zoning Enforcement Order, the penalty amount cited in the Final Zoning Enforcement Order will be deducted from the account. If the violation is corrected within the time period set forth in the Final Zoning Enforcement Order, but recurs any time within a six-month period, the penalty will be deducted from the account upon each recurrence and the operator will be notified of such deduction. Once the deposit has been depleted by 50 percent of the initial amount (\$25,000), the operator shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit (\$50,000) within 10 days of notification. There is no limit to the number of supplemental deposits that may be required while the operator conducts operations on the site. If the operator is dissatisfied with the action of the Director, the operator may file an appeal pursuant to

Section 22.242.070.C. During the appeal hearing, the Hearing Officer shall take one of the following actions: uphold the appeal or deny the appeal. The decision of the Hearing Officer shall be final.

2. Access to Records and Facilities. As to any condition which requires for its effective enforcement the inspection of records or facilities by the County or its agents, the operator shall make such records available or provide access to such facilities upon reasonable notice from the County. The County agrees to keep such information confidential where required or permitted by law and requested by the operator in writing.
3. Right of Entry. Any officer or employee of the County, or his duly appointed representative, whose duties require the inspection of the premises shall have the right and privilege at all reasonable times, to enter upon any premises upon or from which any operations are being conducted for which any permit is required under this Section, for the purpose of making any of the inspections pursuant to this Section, this Title 22, or any other Title of the County Code, or for any other lawful purpose, but for safety reasons, shall be accompanied by the operator or a designee of the operator and shall wear all appropriate personal protection equipment in accordance with the operator's established health and safety policies.

P. Revocation of Deemed-Approved Status or Conditional Use Permit.

1. The Commission may revoke the deemed-approved status of an existing oil well facility due to non-compliance with this Section and require a Conditional Use Permit (Chapter 22.158) application for the continued operation of an existing oil well facility on the subject premises, as provided in Subsection P.3, below.
2. In addition to Chapter 22.238 (Modifications and Revocations), the modification or revocation of a Conditional Use Permit for existing oil wells and accessory production facilities shall also comply Subsection P.3, below.
3. Public Hearing.
 - a. A public hearing may be initiated by the Board of Supervisors, Commission, or Director.
 - b. A public hearing shall be held in compliance with Section 22.222.120.B (Public Hearing).
 - i. In addition to Section 22.222.120.B.2 (Notice of Public Hearing), the Director shall also serve notice to the operator, if different than the property owner, and the property owner:
 - (1) To appear at a public hearing at a time and place fixed by the Commission; and

(2) At the public hearing, to show cause why the deemed-approved status should not be revoked.

- c. After consultation with the CalGEM, California Governor's Office of Emergency Services, Los Angeles Regional Water Quality Control Board, SCAQMD, Los Angeles County Department of Public Health, and Los Angeles County Fire Department (Health Hazardous Materials Division, Petroleum/Chemical Unit, etc.), or any other federal, State, or local agency with jurisdiction of oil wells or accessory production facilities, the Director shall prepare a report regarding the use's compliance with Section 22.140.402 (Continued Operation of Accessory Production Facilities) for consideration by the Commission at the public hearing.
- d. At the public hearing, the Commission shall determine whether the use is in compliance with Section 22.140.402 (Continued Operation of Accessory Production Facilities), above. In making its determination, the Commission may consider the following:
 - i. The length of time that the use has been out of compliance with the applicable standards in Section 22.140.402 (Continued Operation of Accessory Production Facilities);
 - ii. The impact of the violation of the applicable standards in Section 22.140.402 (Continued Operation of Accessory Production Facilities) on the community; and
 - iii. Any information regarding the operator's efforts to remedy the violation of the applicable standards in Section 22.140.402 (Continued Operation of Accessory Production Facilities).
- e. The public hearing may be continued, as provided in Section 22.222.120.C.1 (Continued Public Hearing). The public hearing shall not be suspended if there is a subsequent change of operator or a subsequent change of property owner, if different than the operator.
- f. At the close of the public hearing, the Commission may revoke the deemed-approved status if the information in the Director's report, or presented at public hearing, substantiates the following findings:
 - i. Due to non-compliance with Section 22.140.402 (Continued Operation of Accessory Production Facilities), the use results in adverse effects to the health, welfare, peace, or safety of persons visiting, residing, working, or conducting business in the surrounding area; or
 - ii. Due to non-compliance with Section 22.140.402 (Continued Operation of Accessory Production Facilities), the use jeopardizes or endangers the public health, welfare, or safety of persons visiting, residing, working, or conducting business in the surrounding area.

g. At the close of the public hearing, the Commission shall publicly announce the appeal period for filing an appeal of its action. In addition, the Commission shall serve notice of its action upon the operator and the property owner, if different than the operator, and any persons testifying or speaking at the public hearing.

h. The Commission's action may be appealed to the Board of Supervisors or called up for review by the Board of Supervisors, in accordance with Chapter 22.240 (Appeals).

4. If a use continues to operate without an approved Conditional Use Permit (Chapter 22.158) after its deemed-approved status is revoked, the operator and property owner, if different than the operator, shall be subject to Chapter 22.242 (Enforcement Procedures). In addition, the operator and property owner, if different than the operator, shall be subject to any civil and criminal remedies necessary to ensure compliance with the County Code. Enforcement procedures and pursuit of civil and criminal remedies shall not be suspended if there is a subsequent change of operator or a subsequent change of property owner, if different than the operator.

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